

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Hearing: Thursday, October 2, 2014 at 12:00 P.M.**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**Briefing: Thursday, October 2, 2014 at 11:00 A.M.**  
**OFFICE OF PLANNING, SUITE 3350**

**Appeal**

- V-14-163**      Appeal of **Jeff DiSantis** of a decision of an administrative officer of the Office of Buildings for the issuance of a violation correction notice. The property is located at **1206 Spring Street, N.E.**, fronting 81 feet on the west side of Spring Street and beginning at the 269.2 feet north of the northwest intersection of Spring Street and 14<sup>th</sup> Street. Zoned SPI-16, SA-1 (Mixed Use Development). Land lot 107 of the 17th District, Fulton County, Georgia.  
**Owner: Selig Enterprises**  
**Council District 2, NPU-E**

**New Cases**

- V-14-138**      Application of **Alan Ensari** for a variance to increase the lot coverage from 50% to 63%. The property is located at **21 Peachtree Circle, N.E.**, fronting 75 feet on the east side of Peachtree Circle and beginning approximately 200 feet north of the northeast intersection of Peachtree Circle and Lafayette Drive. Zoned R-4 (Single Family Residential). Land lot 105 of the 17th District, Fulton County, Georgia.  
**Owner: Alan Ensari**  
**Council District 6, NPU-E**
- V-14-147**      Application of **Barry Mulder** for a special exception to increase the square footage of a non-conforming triplex (bottom unit only). The property is located at **689 Berne Street, S.E.**, fronting 53 feet on the south side of Berne Street and beginning approximately 520 feet west of the southwest intersection of Berne Street and Eloise Street. Zoned R-5/HC-20k/Beltline Overlay . Land lot 22 of the 14th District, Fulton County, Georgia.  
**Owner: Barry Mulder**  
**Council District 1, NPU-W**
- V-14-162**      Application of **Cassandra Pickard** for a special exception to reduce the off street parking requirement from 176 spaces to 44 spaces to allow the conversion of a retail space into an event facility. The property is located at **2114 Peachtree Road (aka 45 Bennett street), N.E.**, fronting 250 feet on the north side of Bennett Street and beginning at the northwest intersection of Bennett Street and Tula Street. Zoned C-3/Beltline Overlay (to be used for commercial purposes). Land lot 110 of the 17th District, Fulton County, Georgia.  
**Owner: Bennett Street properties**  
**Council District 8, NPU-E**
- V-14-164**      Application of **Kia Tehrani** for a variance to reduce the front yard setback from 30 feet to 17 feet 5 inches and reduce both side yards setbacks from 7 feet to 4 feet for a new single family residence. The property is located at **1242 Barnes Street, N.W.**, fronting 25 feet on the west side of Barnes Street and beginning approximately 431.7 feet south of the southwest intersection of Barnes Street and 16<sup>th</sup> Street. Zoned R-5/SPI-8 (Two Family Residential). Land lot 108 of the 17th District, Fulton County, Georgia.  
**Owner: Kia Tehrani**  
**Council District 3, NPU-E**
- V-14-165**      Application of **Chris Kenny** for a variance to reduce the east side yard setback from 7 feet to 3.2 feet to allow for a second floor addition. The property is located at **780 Ponce De Leon Terrace, N.E.**, fronting

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50 feet on the north side of Ponce De Leon Terrace and beginning approximately 501.9 feet east of the northeast intersection of Ponce De Leon Terrace and Ponce De Leon Place. Zoned R-4 (Single Family Residential). Land lot 17 of the 14th District, Fulton County, Georgia.

**Owner: Chris Kenny**

**Council District 6, NPU-F**

**V-14-166** Application of **Michelle Krahe** for a variance to reduce the front yard setback from 30 feet to 5 feet, reduce the half depth front yard setback from 15 feet to 7 feet, reduce the side yard setback from 7 feet to 3 feet and construct a front porch in the visibility triangle. The property is located at **492 Rankin Street, N.E.**, fronting 43.7 feet on the north side of Rankin Street and beginning at the northeast intersection of Rankin Street and Rankin Place. Zoned R-5 (Two Family Residential). Land lot 47 of the 14th District, Fulton County, Georgia.

**Owner: Pacific Point Realty**

**Council District 2, NPU-M**

**V-14-168** Application of **Kelly Givens** for a variance to reduce the half depth front yard setback from 17.5 feet to 10 feet for a new single family residence. The property is located at **565 Stokeswood Avenue, N.E.**, fronting 52 feet on the west side of Stokeswood Avenue and beginning at the southwest intersection of Stokeswood Avenue and Portland Avenue. Zoned R-4 (Single Family Residential). Land lot 176 of the 15th District, Fulton County, Georgia.

**Owner: William T. Lindsey**

**Council District 5, NPU-W**

**V-14-169** Application of **Garrett Coley** for a variance to reduce the front yard setback from 35 feet to 18.2 feet and reduce the south side yard setback from 7 feet to 5.2 feet to allow an addition to a single family house. The property is located at **2108 McKinley Road, N.W.**, fronting 56 feet on the northwest side of McKinley Road and beginning approximately 160.5 feet northeast of the north intersection of McKinley Road and Gladstone Road. Zoned R-4 (Single Family Residential). Land lot 154 of the 15th District, Fulton County, Georgia.

**Owner: Josh Steed**

**Council District 8, NPU-C**

**V-14-170** Application of **John and Karla Kosar** for a variance to reduce the west side yard setback from 7 feet to 4 feet for a second floor addition. The property is located at **2054 Howard Circle, N.E.**, fronting 55 feet on the west side of Howard Circle and beginning approximately 546.5 feet northeast of the north intersection of Howard Circle and McLendon Avenue. Zoned R-4 (Single Family Residential). Land lot 211 of the 15th District, DeKalb County, Georgia.

**Owner: John and Karla Kosar**

**Council District 5, NPU-N**

**Deferred Cases**

**V-14-142** Application of **Robert Merino** for a variance to reduce the west side yard setback from 7 feet to 4 feet and reduce the rear yard setback from 15 feet to 4 feet for a detached accessory structure. The property is located at **704 East Avenue, N.E.**, fronting 50 feet on the north side of East Avenue and

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beginning approximately 690 feet east of the northeast intersection of East Avenue and Fortune Street. Zoned R-4 (Single Family Residential). Land lot 18 of the 14th District, Fulton County, Georgia.

**Owner: Robert Merino**

**Council District 2, NPU-M**

**V-14-091**

Application of **Roderick Cloud** for a variance to reduce the west side yard setback from 7 feet to 2.5 feet, reduce the east side yard setback from 7 feet to 5 feet, reduce the rear yard setback from 15 feet to 5 feet, increase the maximum lot coverage from 50% to 55 % and allow an accessory structure to exceed 30% the floor area of the main structure to 32% for a second story and garage addition. The property is located at **815 Drewry Street., N.E.**, fronting 48 feet on the south side of Drewry Street and beginning 600 feet west of the southwest intersection of Drewry Street and Barnett street. Zoned R-4/Beltline Overlay (Single Family Residential). Land lot 17 of the 14th District, Fulton County, Georgia.

**Owner: Stacey Galbraith**

**Council District 6, NPU-F**